MCZ — Metropolitan Centre Zone

The Metropolitan Centre Zone covers the city's secondary commercial centre in Pito One. It provides for a significantly larger scale and wider range of development than other suburban centres in the Local Centre Zone and anticipates activities that draw people from across the city and much of the region.

The zone generally anticipates amenity values associated with a thriving and vibrant commercial centre. The details vary within the zone, as there are several distinct areas within the zone with different character:

- The traditional retail centre along Jackson Street, with significant historic heritage values,
- The remainder of Jackson Street, which has a diverse mix of activities and is managed to produce an emerging character that supports the heritage area, and
- The western end of Pito One, which typically has larger sites and some legacy industrial activities.

The traditional retail centre along Jackson Street is mostly within an identified heritage area, and managing its heritage values is important to the social and cultural outcomes sought for the zone. However, for consistency, these provisions are located in the Historic Heritage chapter.

The Metropolitan Centre Zone anticipates a wide range of activities consistent with its purpose but manages activities that might not be consistent with planned amenity values. The Metropolitan Centre Zone recognises that market and community demand in these areas may change from place to place and over time and that centres may need to expand and contract over time, and centres may emerge in new locations. The plan will need to be reviewed regularly to respond to this.

As the Metropolitan Centre Zone covers a wide range of existing land uses, there are provisions to manage an area as it may transition over time.

Built development is provided for in the Metropolitan Centre Zone generally requires resource consent to ensure it meets the urban design outcomes expected for the zone. In addition, development standards also address:

a. The impacts of built development on adjoining sites and public space, including the street,
b. Amenity and safety in public spaces, and
c. Provision of open space for residents.

Where the development standards are met, resource consent applications are precluded from notification. If a proposed development does not meet one or more development or performance standards for the zone, resource consent is required in order to:

a. Achieve a high-quality built environment,
b. Manage the effects of development on neighbouring sites and the street,
c. Achieve high quality living environments, and
d. Achieve attractive, safe, and comfortable streets and public spaces.

This resource consent may be notified in some situations.

The Metropolitan Centre Zone is frequently subject to the Active Street Frontage Overlay, which intends to protect frontages on identified streets as attractive, pedestrian-focussed environments through land use and design controls.

For developments requiring resource consent, these will be assessed against the policy framework set out by the relevant zone and overlay chapters. The resource consent process enables the design and layout of development to be assessed, recognising that quality design is of the greatest importance in commercial centres like the Metropolitan Centre Zone. Council provides design guidance for developments through design guides that sit outside the plan.

While this chapter includes the core objectives, policies, and rules that apply to the Metropolitan Centre Zone, other chapters of the District Plan, including those that apply overlays across specified areas, may modify the type and form of development permitted in some areas of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

MCZ-PREC1 — Jackson Street Character Transition Precinct

The Jackson Street Character Transition Precinct applies at either end of Jackson Street outside the Jackson Street Heritage Area (see the Historical Heritage chapter). While this area does not have significant historic heritage values itself, it has significant redevelopment potential and is experienced by visitors as continuous with the heritage area. The precinct has extra provisions to promote a distinct and sympathetic built form and style that provides character reflecting the industrial history of the area and the traditional character of the Jackson Street Heritage Area.

Objectives

MCZ-O1	Purpose of the zone
The Metropolitan Centre is a key commercial, community, and civic centre for Lower Hutt, and is a location of choice for such activities with a city-wide or sub-regional catchment. The Metropolitan Centre is supported by residential activities and a diverse range of other activities compatible with this purpose and the intended character of the zone, including activities that serve a more local community.	

MCZ-O2	Activities in the zone
The Metropolitan Centre Zone: a. Primarily provides for commercial activities and community activities, b. Is supported by residential activities that: i. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone, and ii. Are compatible with the types of amenity associated with a high density commercial centre anticipated by the zone, and c. Provides for other activities that: i. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone, and ii. Are compatible with the types of amenity associated with a high density commercial centre anticipated by the zone.	

MCZ-O3	Provision of commercial and community spaces and housing
The Metropolitan Centre Zone provides for a variety of types and sizes of tenancies that respond to: a. Business needs and demand, b. The planned urban built environment of the neighbourhood, including intensive use of sites and high rise buildings, and c. The opportunity to support the city centre with housing and other supporting activities.	

MCZ-O4	Planned character and planned urban built environment of the zone
Built development and open spaces positively contribute to a commercial and community hub of activity within a well-functioning urban environment that: a. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone, b. Has an urban built environment that is characterised by a high concentration of building densities and forms, including buildings that provide an active frontage on identified frontages and providing for high rise buildings, c. Recognises the significance and opportunity of the Pito One foreshore, d. Provides a high amenity experience walking between Jackson Street and the Pito One Railway station, e. Takes advantage of and contributes positively to the opportunities of pedestrian spaces and adjoining parks and reserves, f. Makes efficient use of the scarce resource of space at ground level, g. Is easily legible to visitors, h. Is healthy, safe, attractive, and accessible, i. Provides useful on-site outdoor living areas for residents, or is located in close proximity to useful public open space in the neighbourhood, j. Has good access within the Metropolitan Centre, to and from surrounding neighbourhoods, and to and from other commercial centres, through active and public transport modes, providing for well-connected and low emission communities, k. Is integrated with existing and planned infrastructure, l. Includes opportunities for housing and other activities that positively contribute to the function and amenity of the Metropolitan Centre, and m. Enhances co-location benefits.	

MCZ-O5	Adverse effects
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with other zones.	

Objectives — Jackson Street Character Transition Precinct

MCZ-PREC1-O1	Purpose and character
This objective is additional within the Jackson Street Character Transition Precinct	

The character, style, and built form of the Jackson Street Character Transition Precinct evolves, as sites are redeveloped, to recognise the significance and opportunity of the heritage values of the Jackson Street Heritage Area and the industrial history of the western end of Pito One.

Policies

MCZ-P1	Enabled activities

Enable a wide range of activities to support the purpose and ongoing viability and vitality of the Metropolitan Centre, while recognising the key importance of commercial, community and civic activities, and the regional function of the centre.

MCZ-P2	Residential activities and activities sensitive to privacy intrusion

1. Provide for residential activities, visitor accommodation, and other activities sensitive to privacy intrusion in the Metropolitan Centre Zone.
2. Require residential activities, visitor accommodation, and other activities sensitive to privacy intrusion to be located above ground level, where located on an identified active frontage.

MCZ-P3	Potentially incompatible activities

1. Provide for other, potentially incompatible activities if they:
    a. Maintain and enhance the amenity and vitality of the Metropolitan Centre, particularly the Centre's attractiveness to visitors,
    b. Do not detract from the Metropolitan Centre's ability to meet the zone's planned purpose,
    c. Promote the efficient use of land,
    d. Are of at least a scale and intensity that is consistent with the planned density of the Metropolitan Centre Zone,
    e. Are designed and managed to be consistent with the planned character of the Metropolitan Centre Zone,
    f. Are focused on serving customers or other visitors,
    g. Avoid significant adverse effects on commercial activities and community activities enabled in the zone, and
    h. If the activity is not a commercial activity or community activity, avoids significant adverse effects on residential activities enabled in the zone, and avoids creating reverse sensitivity effects.
2. Potentially incompatible activities include:
    a. Industrial activities,
    b. Yard-based retail,
    c. Drive-through activities,
    d. Service stations,
    e. Motor vehicle servicing,
    f. Carparking at ground level on sites subject to the Active Street Frontage Overlay, and
    g. The demolition of buildings that results in vacant land.

MCZ-P4	Likely incompatible activities

1. Avoid activities that are incompatible with the planned purpose, character and amenity of the Metropolitan Centre Zone.
2. Likely incompatible activities include:
    a. Heavy industrial activities,
    b. Primary production activities, and
    c. Vehicle crossings on street frontages subject to the Active Street Frontage Overlay A and B.

MCZ-P5	Existing activities

Encourage the replacement of existing activities that are incompatible with the purpose and character of the zone.

MCZ-P6	Role in network of commercial and industrial areas

Recognise the Metropolitan Centre as second only to the City Centre as a location for activities that serve the whole city or wider region while also serving the local area, and thus provide for activities at any scale.

MCZ-P7	Development capacity — General

1. Encourage the efficient use of land in the Metropolitan Centre to provide a diverse range of spaces for housing, business, community, and civic activities, particularly in denser forms, except in the Jackson Street Heritage Area.
2. Encourage the efficient use of existing buildings and new buildings at a compatible scale in the Jackson Street Heritage Area to provide a diverse range of spaces for housing, business, community, and civic activities.

MCZ-P8	Urban design outcomes (by meeting standard or assessment)

Built development is managed to achieve the outcomes in this policy through either meeting the relevant performance

standards, or an alternative approach demonstrated in a resource consent when the relevant performance standards are not met.

Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.

The outcomes are:

1. Identified street frontages in the Active Street Frontage Overlay A and B provide a comfortable and sheltered pedestrian environment.
2. The form and scale of development protects access to sunlight and daylight in well-used streets and public spaces.
3. Manage the form and scale of development near the Jackson Street Heritage Area to protect the significant historic heritage values of that area.
4. Residential units have adequate outlook from habitable rooms.
5. Ensure residential units have access to outdoor living spaces that:
    a. Are located and oriented to ensure good access to sunlight,
    b. Are of a functional size and configuration,
    c. Provide screening or landscaping to contribute to privacy, or
    d. Alternatively, public open space is located nearby that is accessible and functional for residents.
6. Ensure adequate access to daylight for residential activities on adjacent residential zone sites.
7. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites.
8. The amenity of surrounding Residential Zones, Rural Zones, and Marae Zones is protected.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

MCZ-P9	Urban design outcomes (all significant developments)

All built development is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent. Some minor development and alterations will not need resource consent.
Where specific existing site constraints or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.
The outcomes are:

1. Identified street frontages in the Active Street Frontage Overlay are continuous and promote visual connections with the street and public realm.
2. Buildings encourage community interaction through a positive relationship of commercial activity, community activity, and residential units with the street, public pathways, and other public space.
3. Create a safe and legible urban environment by:
    a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
    b. Enabling passive surveillance over public and communal spaces,
    c. Appropriately designing, demarcating, and lighting public, communal, and private spaces,
    d. Avoiding wasted space or space of unclear function, and
    e. Integrating other CPTED measures at a scale appropriate for the site.
4. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, comfort, dignity, and amenity.
5. Buildings provide pedestrian entrances on new and existing city laneways that enhance pedestrian safety, comfort, and connectivity.
6. There is quality, legible, safe, and efficient circulation for pedestrians accessing the site and people within the site.
7. Ensure that on-site landscaping, if any is proposed, or required by standard MCZ-S8: Location and design of carparking:
    a. Retains healthy and mature vegetation,
    b. Uses planting that is appropriate for the climate and environment within the site,
    c. Improves outlooks from dwellings and softens hard built surfaces, and
    d. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
8. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.
9. New developments display aesthetic value by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.
10. Large format retail is integrated with its surroundings to contribute to the vibrancy, diversity, and interest of commercial centres.

11. Ensure adequate privacy for residential activities, and other activities sensitive to privacy intrusion, on the site and on adjacent sites.
12. Ensure access to daylight for residential units on the site, and for those on neighbouring sites that is adequate in the context of the anticipated urban form of the zone.
13. Buildings designed for residential use at ground floor are adaptable and flexible to potential future uses such as commercial use.
14. Balance the provision of privacy for residents of ground-floor residential units, where provided for, with the provision of an attractive streetscape.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

MCZ-P10	Urban design outcomes (exclusions)

For the avoidance of doubt, when applying the standards and urban design policies of this chapter, the following are not controlled, encouraged, anticipated as mitigation, or otherwise provided for by the plan:

a. The protection of scenic views from private property,
b. The protection of scenic views from any part of a road where pedestrians cannot stop,
c. The protection of the visibility of commercial signage or advertising,
d. The protection of sunlight access to solar panels, where the height standard is met, even if other standards are not met,
e. Limiting the height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met, and
f. The use of techniques such as modulation of building form or variation of building materials to reduce the perceived scale of buildings, where the height, setback, and height in relation to boundary standards are met.

MCZ-P11	Managing adverse effects at zone interfaces

Manage activities to mitigate adverse effects on other zones by:

1. Managing the form and scale of development near Te Puni Urupā to protect the cultural values of the urupā, and privacy, visual dominance, and noise impacts on the tikanga, cultural safety, and dignity of activities that occur at the urupā.
2. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones, Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and
3. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.

Policies — Jackson Street Character Transition Precinct

MCZ-PREC1-P1	Character values
This policy is additional within the Jackson Street Character Transition Precinct	

Manage the appearance, layout, and form of buildings and structures to promote an evolving new character and identity in the Precinct that will sympathetically reflect the heritage values of the Jackson Street Heritage Area and the industrial history of the western end of Pito One, by promoting:

1. Buildings sympathetic to the architectural themes and materials of at least one of:
    a. The Jackson Street Heritage Area, or
    b. The 20th century industrial buildings of western Pito One,
    with preference to the themes and materials expressed in existing adjoining buildings,
2. A compatible and continuous building frontage along Jackson Street,
3. Consistent floor to floor heights where these are strongly expressed in the exteriors of adjacent buildings,
4. The use of chamfered or rounded corners and additional vertical elements for buildings on street corners,
5. The expression of horizontal elements in preference to vertical elements,
6. The use of discrete windows rather than continuous glazed frontages,
7. The use of parapets and cornices,
8. The use of decoration and colour,
9. The use of verandahs as integral parts of buildings, and
10. The use of signage scaled to a pedestrian audience.

For the avoidance of doubt, this policy does not affect the anticipated height, scale, or density of developments, except where above the level anticipated by the relevant bulk and location standards.

Rules

Note:

Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status for an activity are set out in the General Approach chapter.

Buildings and structures

MCZ-R1	Repair and maintenance of buildings and structures

1. **Activity status:** Permitted

MCZ-R2	Demolition or removal of structures other than buildings

2. **Activity status:** Permitted

MCZ-R3	Demolition or removal of buildings

1. **Activity status:** Permitted

   Where:
   a. The demolition is required to avoid an imminent threat to life or property, or
   b. In relation to each of the standards MCZ-S4 (Active frontages — buildings and structures), MCZ-S5 (Active frontages — required verandahs), MCZ-S6 (Active frontages — existing vehicle crossings), MCZ-S7 (Active frontages — land uses), MCZ-S8 (Location and design of carparking), MCZ-S9 (Outdoor living space), and MCZ-S10 (Outlook space):
      i. Where compliance was achieved before the building was demolished, compliance is still achieved, or
      ii. Where there is an existing non-compliance, it is not increased, or
      iii. Building consent has been issued for building work that is permitted by MCZ-R4.1 or MCZ-R5.1, which when complete will ensure compliance is achieved to at least the degree it was achieved before the demolition.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with MCZ-R3.1, but
   b. The application is in conjunction with an application under MCZ-R6.1 to construct a replacement building or buildings on the site, or an application under MCZ-R4.2 or MCZ-R5.2 to make alterations or additions to other buildings on site.

   Matters of discretion are restricted to:
   1. Where there is any non-compliance with any of MCZ-S4 (Active frontages — buildings and structures), MCZ-S5 (Active frontages — required verandahs), MCZ-S6 (Active frontages — existing vehicle crossings), MCZ-S7 (Active frontages — land uses), MCZ-S8 (Location and design of carparking), MCZ-S9 (Outdoor living space), and MCZ-S10 (Outlook space): the matters of discretion in the standards not met.
   2. Within the Jackson Street Character Transition Precinct, the matters in policy MCZ-PREC1-P1: Character values.
   3. Methods to assure a replacement building or buildings are constructed in a timely fashion.
   4. The safety and amenity values of the site while vacant.

   Notification:
   Public notification and limited notification are precluded for applications under this rule.

   Note:
   As applications under this rule must be in conjugation with an application under MCZ-R4.2, MCZ-R5.2, or MCZ-R6.1, the notification preclusions of that rule must also be met for notification to be precluded. For more information on the treatment of notification for applications under more than one rule, see the General Approach chapter.

3. **Activity status:** Discretionary

   Where:
   a. Compliance is not achieved with MCZ-R3.1 or MCZ-R3.2.

MCZ-R4	Alterations and additions to existing buildings and structures

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:

i. MCZ-S1: Height,
ii. MCZ-S2: Height in relation to boundary - adjoining zones,
iii. MCZ-S3: Setbacks - adjoining zones,
iv. MCZ-S4: Active frontages — buildings and structures,
v. MCZ-S5: Active frontages — required verandahs,
vi. MCZ-S6: Active frontages — existing vehicle crossings,
vii. MCZ-S7: Active frontages — land uses,
viii. MCZ-S8: Location and design of carparking,
ix. MCZ-S9: Outdoor living space,
x. MCZ-S10: Outlook space, and
xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā,

b. For buildings, the external building form of the existing building remains unchanged, and
c. The alterations or additions are not visible from public spaces.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with MCZ-R4.1.

Matters of discretion are restricted to:
1. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).
3. The matters of discretion in any of the following standards if they are not met:
   i. MCZ-S1: Height,
   ii. MCZ-S2: Height in relation to boundary - adjoining zones,
   iii. MCZ-S3: Setbacks - adjoining zones,
   iv. MCZ-S4: Active frontages — buildings and structures,
   v. MCZ-S5: Active frontages — required verandahs,
   vi. MCZ-S6: Active frontages — existing vehicle crossings,
   vii. MCZ-S7: Active frontages — land uses,
   viii. MCZ-S8: Location and design of carparking,
   ix. MCZ-S9: Outdoor living space,
   x. MCZ-S10: Outlook space, and
   xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā.
4. Within the Jackson Street Character Transition Precinct, the matters in policy MCZ-PREC1-P1: Character values.

Notification:
Public notification is precluded for applications under this rule where the only non-compliances are MCZ-S2, MCZ-S3, MCZ-S9, or MCZ-S10, or MCZ-S11.
Limited notification is precluded for applications under this rule where the only non-compliances are MCZ-S9 or MCZ-S10.

MCZ-R5	New minor buildings and minor structures

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with:
   i. MCZ-S1: Height,
   ii. MCZ-S2: Height in relation to boundary - adjoining zones,
   iii. MCZ-S3: Setbacks - adjoining zones,
   iv. MCZ-S4: Active frontages — buildings and structures,
   v. MCZ-S5: Active frontages — required verandahs,
   vi. MCZ-S6: Active frontages — existing vehicle crossings,
   vii. MCZ-S7: Active frontages — land uses,
   viii. MCZ-S8: Location and design of carparking,
   ix. MCZ-S9: Outdoor living space,
   x. MCZ-S10: Outlook space, and
   xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā, and
b. The minor building or minor structure:
   i. Is ancillary to an established activity on the site,
   ii. Has a gross floor area of no more than $30m^{2,}$
   iii. Has a height no greater than 5m above ground level,
   iv. Is not located within 10 metres of an Active Frontage, and
   v. Is screened and is not visible from public spaces.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with MCZ-R5.1a, but
b. Compliance is achieved with MCZ-R5.1b.

Matters of discretion are restricted to:
1. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).
3. The matters of discretion in any of the following standards if they are not met:
   i. MCZ-S1: Height,
   ii. MCZ-S2: Height in relation to boundary - adjoining zones,
   iii. MCZ-S3: Setbacks - adjoining zones,
   iv. MCZ-S4: Active frontages — buildings and structures,
   v. MCZ-S5: Active frontages — required verandahs,
   vi. MCZ-S6: Active frontages — existing vehicle crossings,
   vii. MCZ-S7: Active frontages — land uses,
   viii. MCZ-S8: Location and design of carparking,
   ix. MCZ-S9: Outdoor living space,
   x. MCZ-S10: Outlook space, and
   xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā.
4. Within the Jackson Street Character Transition Precinct, the matters in policy MCZ-PREC1-P1: Character values.

Notification:
Public notification is precluded for applications under this rule where the only non-compliances are MCZ-S2, MCZ-S3, MCZ-S9, MCZ-S10, or MCZ-S11.
Limited notification is precluded for applications under this rule where the only non-compliances are MCZ-S9 or MCZ-S10.

Note:
Where condition MCZ-R5.1b is not met, this rule does not apply, and rule MCZ-R6 applies.

MCZ-R6	New buildings and structures (except minor buildings and minor structures)

1. **Activity status:** Restricted discretionary

Matters of discretion are restricted to:
1. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).
3. The matters of discretion in any of the following standards if they are not met:
   i. MCZ-S1: Height,
   ii. MCZ-S2: Height in relation to boundary - adjoining zones,
   iii. MCZ-S3: Setbacks - adjoining zones,
   iv. MCZ-S4: Active frontages — buildings and structures,
   v. MCZ-S5: Active frontages — required verandahs,
   vi. MCZ-S6: Active frontages — existing vehicle crossings,
   vii. MCZ-S7: Active frontages — land uses,
   viii. MCZ-S8: Location and design of carparking,
   ix. MCZ-S9: Outdoor living space,
   x. MCZ-S10: Outlook space, and
   xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā.
4. Within the Jackson Street Character Transition Precinct, the matters in policy MCZ-PREC1-P1: Character values.

Notification:
Public notification is precluded for applications under this rule where the only non-compliances are MCZ-S2, MCZ-S3, MCZ-S9, MCZ-S10, or MCZ-S11.
Limited notification is precluded for applications under this rule where the only non-compliances are MCZ-S9 or MCZ-S10.

Land use activities

MCZ-R7	Residential activities

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with:
   i. MCZ-S7: Active frontages — Land uses,
   ii. MCZ-S9: Outdoor living space, and

iii. MCZ-S10: Outlook space.

2. **Activity status:** Restricted discretionary

Where:

a. Compliance is not achieved with MCZ-R7.1.

Matters of discretion are restricted to:

1. The matters of discretion in the standards not met.

Notification:

Public notification is precluded for applications under this rule where MCZ-S7 is met.

MCZ-R8	Retirement villages

1. **Activity status:** Permitted

Where:

a. Compliance is achieved with:
   i. MCZ-S7: Active frontages — Land uses,
   ii. MCZ-S9: Outdoor living space, and
   iii. MCZ-S10: Outlook space.

2. **Activity status:** Restricted discretionary

Where:

a. Compliance is not achieved with MCZ-R8.1.

Matters of discretion are restricted to:

1. The matters of discretion in the standards not met.

Notification:

Public notification is precluded for applications under this rule where MCZ-S7 is met.

MCZ-R9	Supported residential care facilities

1. **Activity status:** Permitted

Where:

a. Compliance is achieved with:
   i. MCZ-S7: Active frontages — Land uses, and
   ii. MCZ-S10: Outlook space.

2. **Activity status:** Restricted discretionary

Where:

a. Compliance is not achieved with MCZ-9.1.

Matters of discretion are restricted to:

1. The matters of discretion in the standards not met.

Notification:

Public notification is precluded for applications under this rule where MCZ-S7 is met.

MCZ-R10	Health care activities

1. **Activity status:** Permitted

Where:

a. Compliance is achieved with MCZ-S7: Active frontages — Land uses.

2. **Activity status:** Restricted discretionary

Where:

a. Compliance is not achieved with MCZ-R10.1.

Matters of discretion are restricted to:

1. The matters of discretion in the standards not met.

MCZ-R11	Visitor accommodation

1. **Activity status:** Permitted

Where:

a. Compliance is achieved with:
   i. MCZ-S7: Active frontages — Land uses, and

ii. MCZ-S10: Outlook space.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with MCZ-R11.1.

Matters of discretion are restricted to:
1. The matters of discretion in the standards not met.

MCZ-R12	Food and beverage activities

1. **Activity status:** Permitted

MCZ-R13	Grocery stores and supermarkets

1. **Activity status:** Permitted

MCZ-R14	Integrated retail activities

1. **Activity status:** Permitted

Where:
a. The integrated retail activity has a gross floor area of no more than 1,000m².

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with MCZ-R14.1.

Matters of discretion are restricted to:

1. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).
3. The ability of the Metropolitan Centre to continue to provide for a mix of commercial and community activities.

MCZ-R15	Retail activities not otherwise provided for

1. **Activity status:** Permitted

Where:
a. The retail activity has a gross floor area of no more than 1,000m².

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with MCZ-R15.1.

Matters of discretion are restricted to:
1. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).
3. The ability of the metropolitan centre to continue to provide for a mix of commercial and community activities.

MCZ-R16	Commercial activities not otherwise provided for

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with MCZ-S7 (Active frontages — land uses), and
b. The commercial activity has a gross floor area of no more than 2,000m².

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with MCZ-R16.1.

Matters of discretion are restricted to:

1. The matters of discretion in MCZ-S7 if it is not met.
2. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
3. The matters in MCZ-P10: Urban design outcomes (exclusions).

Notification:

Public notification is precluded for applications under this rule where MCZ-S7 is met.

MCZ-R17	Other activities not otherwise provided for

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with MCZ-S7 (Active frontages — land uses), and
   b. The activity has a gross floor area of no more than 2,000m².

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with MCZ-R17.1.

   Matters of discretion are restricted to:

   1. The matters of discretion in MCZ-S7 if it is not met.
   2. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
   3. The matters in MCZ-P10: Urban design outcomes (exclusions).

   Notification:
   Public notification is precluded for applications under this rule where MCZ-S7 is met.

MCZ-R18	Carparking activities

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. MCZ-S6: Active frontages — Existing vehicle crossings, and
      ii. MCZ-S8: Location and design of carparking,
   b. The carparking is not accessed with a vehicle crossing over an Active Street Frontage B Overlay, and
   c. The carparking is not accessed with a vehicle crossing over an Active Street Frontage A Overlay.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with MCZ-R18.1a, but
   b. Compliance is achieved with MCZ-R18.1b and MCZ-R18.1c.

   Matters of discretion are restricted to:
   1. The matters of discretion in any standards not met.

3. **Activity status:** Non-complying

   Where:
   a. Compliance is not achieved with MCZ-R18.1b.

4. **Activity status:** Prohibited

   Where:
   a. Compliance is not achieved with MCZ-R18.1c.

MCZ-R19	Light manufacturing and servicing

1. **Activity status:** Restricted discretionary

   Matters of discretion are restricted to:
   1. The matters of discretion in MCZ-S7: Active frontages — Land uses, if it is not met.
   2. The ability of the local centre to continue to provide for a mix of activities.
   3. The vibrancy and attractiveness of the local centre.
   4. The efficiency of the use of land.
   5. Pedestrian amenity, comfort, and safety.
   6. Residential amenity for existing residential units in the local centre.
   7. Residential amenity in adjacent Residential Zones and the Marae Zone.

   Notification:
   Public notification is precluded for applications under this rule where MCZ-S7 is met.

MCZ-R20	Yard-based retailing

1. **Activity status:** Discretionary

MCZ-R21	Drive-through activities
1. **Activity status:** Discretionary	

MCZ-R22	Service stations
1. **Activity status:** Discretionary	

MCZ-R23	Motor vehicle servicing activities
1. **Activity status:** Discretionary	

MCZ-R24	Industrial activities not otherwise provided for
1. **Activity status:** Discretionary	

MCZ-R25	Heavy industrial activities
1. **Activity status:** Non-complying **Notification:** Public notification is required for applications under this rule.	

MCZ-R26	Primary production other than as an ancillary activity
1. **Activity status:** Non-complying	

General rules

MCZ-R27	Outdoor storage and work areas
1. **Activity status:** Permitted Where: a. The outdoor storage and work areas are screened from any adjoining site or opposite site in an Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone, or the Te Puni Urupā by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level, and b. The outdoor storage and work areas are screened from any street within the Active Street Frontage Overlay by a building on the site.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with MCZ-R27.1. **Matters of discretion are restricted to:** 1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by Rule MCZ-R27.1 but are not. 2. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments). 3. The matters in MCZ-P10: Urban design outcomes (exclusions). 4. Any positive effects that can only be achieved through non-compliance with MCZ-R27.1.	

MCZ-R28	Servicing
1. **Activity status:** Permitted Where: a. The servicing is not within 40m of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or b. The servicing occurs only between 7:00am and 10:00pm.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with MCZ-R28.1. **Matters of discretion are restricted to:** 1. The nighttime amenity of sensitive activities in the surrounding area in the Mixed Use Zone and in Residential Zones, Marae Zone, and Rural Zones. **Notification:** Public notification is precluded for applications under this rule.	

Standards

MCZ-S1	Height

Buildings and structures must not exceed a maximum height above ground level of:

1. The height shown in the Specific Height Control Overlay applying to the site, if any.

If there is no Specific Height Control Overlay, there are no requirements of this standard.

Matters of discretion if the standard is breached:

1. Urban design outcomes 2, 3, 5, 7, and 8 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).
3. The matters in MCZ-P11.1.
4. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-S2	Height in relation to boundary - Adjoining zones

1. Buildings and structures must meet the height in relation to boundary standard of the adjoining zone on any boundary with a site in a Residential Zone, Rural Zone, or Marae Zone.

Matters of discretion if the standard is breached:

1. Urban design outcomes 6, 7, and 8 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).
3. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-S3	Setbacks - Adjoining zones

1. Buildings and structures must be set back at least 1 metre from any boundary with a site in a Residential Zone, Rural Zone, Marae Zone, or Open Space and Recreation Zone.
2. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
3. This standard does not apply to boundary fences of no more than 2m in height above ground level.
4. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

Matters of discretion if the standard is breached:

1. Access for repairs and maintenance to buildings and structures on the site.
2. Urban design outcomes 6, 7, and 8 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
3. The matters in MCZ-P10: Urban design outcomes (exclusions).
4. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-S4	Active frontages — Buildings and structures

On any site subject to an Active Street Frontage Overlay:

1. There must be a building or abutting group of buildings built to the front boundary, to the full width of the Active Street Frontage Overlay, and to a minimum height of 4m above ground level. Alternatively, the buildings or parts of buildings may be set back from the front boundary by up to 2m where:
    a. The intervening space is paved pedestrian space continuous with the footpath and open to the public, or
    b. The intervening space is a seating or dining area, or
    c. The intervening space is an entrance porch, or
    d. The intervening space is visitor cycle or micromobility parking, or
    e. The intervening space is used for entrance stairs or pedestrian ramps.
2. The requirement in MCZ-S4.1 does not apply at all on sections of the front boundary:
    a. Where compliance would encroach within the dripline of a notable tree, or
    b. Where necessary to comply with MCZ-S3: Setbacks — Adjoining zones, or
    c. On the Active Street Frontage Overlay C, to the degree necessary to provide for a vehicle crossing, manoeuvring area, and visibility splays (but not parking spaces or loading spaces):
        i. Where no other frontage not in an Active Street Frontage Overlay is available.
        ii. With a traffic lane width of no more than 6m,
        and that complies with:
        iii. TR-S5: Vehicle crossings — Number, location and width,
        iv. TR-S6: Vehicle crossings — Separation distances and design,
        v. TR-S7: Driveways,
        vi. TR-S8: Design requirements for motor vehicle parking, circulation, and manoeuvring,
        vii. TR-S9: Loading and unloading - Non-residential, and
        viii. TR-S10: Loading and unloading — Residential.
3. The buildings must not have a featureless façade on the front boundary of more than 3 metres in width at any part of the building between 0.5m and 2.5m in height above footpath level.
4. On an Active Street Frontage Overlay A or B frontage, the buildings must provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor at between 0.5m and 2m in height above footpath level.

5. On an Active Street Frontage Overlay C frontage, the buildings must provide a minimum of 30% of continuous display windows or transparent glazing along the width of the ground floor at between 0.5m and 2m in height above footpath level.
6. The building must have the principal public entrance on:
    a. An Active Street Frontage Overlay A frontage, if any.
    b. Otherwise, an Active Street Frontage Overlay B frontage, if any.
    c. Otherwise, an Active Street Frontage Overlay C frontage.
7. Roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on the front boundary must be at least 50% visually transparent.

Matters of discretion if the standard is breached:

1. Urban design outcome 1. in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
3. The matters in MCZ-P10: Urban design outcomes (exclusions).
4. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-S5	Active frontages — Required verandahs

Where any building is constructed, added to, or altered on a site with a frontage in the Active Street Frontage Overlay A or B, it must provide a verandah or canopy in legal road along the length of the Active Street Frontage Overlay that:

1. Extends for the full width of the site frontage covered by the Active Street Frontage Overlay,
2. Extends outwards from the front of the building to the front boundary and then into the road for at least 3 metres, or to the far side of the kerbing less 500mm, whichever is the lesser, and
3. Provides continuous shelter with any adjoining verandah or pedestrian shelter.

But no verandah or canopy shall be required:

4. From any site containing a listed heritage item, except where there was a verandah or canopy on 6 February 2025,
5. On any portion of a frontage where the required verandah or canopy, as seen in plan, would encroach on the dripline of a notable tree or street tree, or
6. On any portion of a frontage with an existing vehicle crossing.

Matters of discretion if the standard is breached:

1. Urban design outcome 1 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
3. The matters in MCZ-P10: Urban design outcomes (exclusions).
4. Safety and efficiency of the transport network in relation to the presence, absence, or design of the verandah.
5. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.
6. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-S6	Active frontages — Existing vehicle crossings

Where there are any existing vehicle crossings across an Active Street Frontage Overlay A or B that serve the site:

1. That vehicle crossing may not be used to serve any additional parking or loading spaces,
2. There may not be any new building on site,
3. There may not be any addition to any building that increases the gross floor area, and
4. Other existing vehicle crossings that are not on the Active Street Frontage Overlay A or B may not be removed,

Unless all vehicle crossings across the Active Street Frontage Overlay A and B on the site are removed.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. Safety and efficiency of the transport network.
3. The impact of the activity or change in the activity on the feasibility and likelihood of the future removal of the relevant vehicle crossings.
4. Effects on the current or potential future use of the road for events.
5. Effects on the current or potential future ability of the road to be closed to general motor vehicle traffic.
6. Visual amenity.
7. Urban design outcome 1 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
8. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
9. The matters in MCZ-P10: Urban design outcomes (exclusions).
10. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-S7	Active frontages — Land uses

On any site subject to an Active Street Frontage Overlay:

1. No activity sensitive to privacy intrusion or light manufacturing and servicing activity may be located at ground

level within 10 metres of an active frontage boundary.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. Reverse sensitivity effects on other activities in the zone.
3. Effects, including reverse sensitivity effects, on the current or potential future use of the road for temporary activities.
4. Effects, including reverse sensitivity effects, on the current or potential future use of the road for public transport or active transport infrastructure.
5. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply with the standard, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.
6. The short-term, medium-term, and long-term development capacity and demand needs for commercial and residential activities in the commercial centre.
7. Urban design outcomes 1, 4, and 5 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
8. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
9. The matters in MCZ-P10: Urban design outcomes (exclusions).
10. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-S8	Location and design of carparking

On any site subject to an Active Street Frontage Overlay A or B:

1. Carparking must only be located:
    a. within or underneath a building, or
    b. on top of a building at least 3m above ground level, or
    c. shielded from the Active Street Frontage Overlay A or B by a building.
2. Carparking may not be served by a vehicle crossing across an Active Street Frontage Overlay A or B.

On any site subject to an Active Street Frontage Overlay C:

3. Carparking must only be located within or underneath a building, on top of a building at least 3 metres above ground level, beside a building accounting for no more than 50% of the width of the site, or behind a building.

On any site:

4. Parking areas must be screened from any adjoining site in a Residential Zone or Marae Zone with a building or a close-boarded fence of at least 1.8m in height,
5. Parking areas must be designed so they can only be accessed from a formed vehicle crossing,
6. Parking areas must be sealed to prevent dust (this may be permeable),
7. Parking areas at ground level other than manoeuvring space must be separated from any boundary by landscaped buffer of at least 0.5m (with a kerb or wheel stop) or 1.5m (otherwise), and
8. There must be at least 1m² of landscaping for every 20m² of outdoor carparking or vehicle manoeuvring area at ground level. The landscaping referred to in MCZ-S8.7 may be included.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. If MCZ-S8.2, MCZ-S8.5, MCZ-S8.6, or MCZ-S8.7 are not met: Safety and efficiency of the transport network.
3. If MCZ-S8.2, MCZ-S8.5, or MCZ-S8.7 are not met: Effects on the current or potential future use of the road for events.
4. If MCZ-S8.2, MCZ-S8.5, or MCZ-S8.7 are not met: Effects on the current or potential future ability of the road to be closed to general motor vehicle traffic.
5. Visual amenity.
6. Urban design outcome 1 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
7. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
8. The matters in MCZ-P10: Urban design outcomes (exclusions).
9. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-S9	Outdoor living space

Each residential unit must:

1. Have a private outdoor living space at ground level with an area of at least 20m² with a minimum dimension of 3m, or
2. Have a private outdoor living space above ground level in the form of a balcony, patio, or roof terrace with an area of at least 8m² with a minimum dimension of 1.8m, or
3. Have access to a communal outdoor living space on site with an area of at least 40m² plus 8m² for each unit beyond the fifth with a minimum dimension of 3m, or
4. Be on a site within a 300m straight line distance of public land in the Open Space Zone or Sport and Active Recreation Zone.

This standard does not apply to units in a retirement village.

Matters of discretion if the standard is breached:

1. Urban design outcomes 4 and 5 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).

3. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-S10	Outlook space

An outlook space must be provided for each residential unit as specified in this standard:

1. An outlook space must be provided from habitable room windows as shown in MCZ-Figure 1.
2. The minimum dimensions for a required outlook space are as follows:
    a. A principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width, and
    b. All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.
3. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
4. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
5. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
6. Outlook spaces may be under or over a balcony.
7. Outlook spaces required from different rooms within the same building may overlap.
8. Outlook spaces must:
    a. Be clear and unobstructed by buildings, and
    b. Not extend over an outlook space or outdoor living space required by another dwelling.

Matters of discretion if the standard is breached:

1. Urban design outcome 4 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).
3. Any mitigation factors such as view or landscaping that compensate for a reduced outlook.
4. Any positive effects that can only be achieved through non-compliance with the standard.

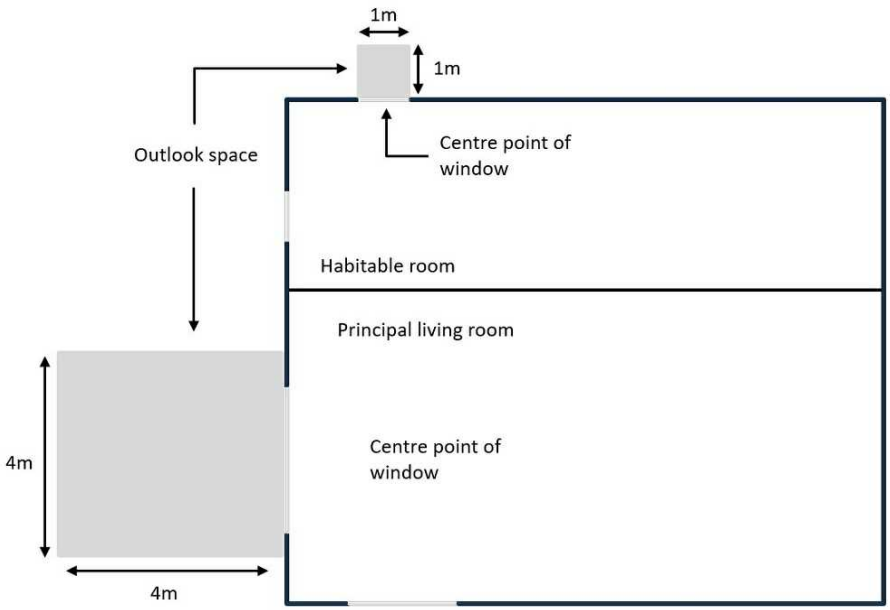
MCZ-S11	Height in relation to boundary and setbacks — Te Puni Urupā

1. Buildings and structures must not exceed a 2.5m + 45° recession plane applied from the boundaries of the site containing Te Puni Urupā. For buildings opposite Te Puni Urupā this plane applies from the front boundary of the Urupā site.
2. Buildings and structures must be set back from the boundary of the Urupā by 3m, other than a boundary fence of no more than 2m in height.
3. Carparking areas must be screened from the urupā by a building, or solid or close-boarded fence.

Matters of discretion if the standard is breached:

1. Privacy, visual dominance, and noise impacts on the dignity, tikanga and cultural safety of activities that occur at the Urupā.
2. Whether there are alternative methods, locations or designs that would avoid or reduce impacts on dignity, tikanga and cultural safety.
3. The outcomes of any engagement undertaken with tangata whenua responsible for the urupā, relevant to the effects of the standard not met.
4. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-Figure 1	Outlook space


1m
1m
Outlook space
Centre point of window
Habitable room
Principal living room
Centre point of window
4m
4m